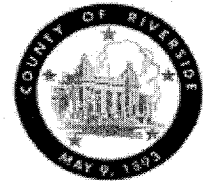


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

328B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 976 – Foundation-Regular – Applicant: Lee Gilroy-Three Pilots, LLC – Engineer/Representative: David Jeffers Consulting, Inc - Third Supervisorial District - Winchester Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) – Location: Southerly of Wickerd Road, easterly of Leon Road, northerly of Scott Road and westerly Abbott Lane - 271.59 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use Designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Medium Density Residential (CD:MDR) (2-5 Dwelling Units/ Acre) - APN(s): 466-230-006, 466-230-010, 466-230-012, 466-230-013, 466-230-024, 466-230-031, 466-230-032, 466-230-033, 466-230-034, 466-230-035, 466-230-036, 466-230-044, 466-230-045, 466-230-048, 466-230-049, 466-230-067, 466-230-068, 466-230-069, 466-230-070, 466-230-071, 466-230-072, 466-230-073, 466-230-074, 466-230-075, 466-230-076, 466-230-077, 466-250-007, 466-250-014, 466-250-0015, 466-250-016, 466-250-017, 466-250-018, 466-250-019, 466-250-020, 466-250-021, and 466-250-024.

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff to be added to the "Specific Plan Required Policy Area" based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

Jerry Jolliffe, Deputy Planning Director for,


Ron Goldman
Planning Director

Initials:
RG:thj

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/23/10 mg

Tina Grande

Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.